

ZONING AND ADJUSTMENT BOARD

July 1, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, July 1, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, Richard Bradley, Lamar Parker, Mark Caruthers, Todd Brown and Dale Nichols. Wayne Lee and Evan Merritt were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bratton made a motion to approve the minutes from the ZAB Meeting on June 17, 2002. Mr. Bradley seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

02S-3

Darwin Rutz

Darwin Rutz was present and requesting a small-scale comprehensive plan amendment from Agricultural to Commercial on 2.4 acres MOL. There were no objections from the audience. Mr. Rutz stated he would like to maintain a small concrete business on the property. There was discussion among the Board regarding the location of the property not being suitable for commercial use. Mr. Caruthers made a motion to table the case to the August 5, 2002 Board hearing. Mr. Parker seconded the motion and the motion carried.

ZP2002-74

Darwin Rutz

Darwin Rutz was present and requesting a rezoning from RR and A1 to CH on 2.4 acres MOL. There were five notices sent. Of the four notices sent, there was one received in favor and one in objection. There was no discussion from the Board. Mr. Bradley made a motion to table the case to the August 5, 2002 Board hearing. Mr. Bratton seconded the motion and the motion carried.

02S-4

Rodney Caruthers

Rodney Caruthers was present and requesting a small-scale comprehensive plan amendment from Agricultural to Commercial on 2.37 Acres MOL. Attorney Neal declared a conflict of interest due to representation for Mr. Caruthers on other matters. Stacy Lowe, a concerned citizen, had questions regarding the proposed use of the property. Mr. Caruthers stated he planned to expand the existing self-storage facility. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

ZP2002-82

Rodney T. Caruthers

Rodney Caruthers, still under oath, was present and requesting a rezoning from A5 to CH on 2.37 acres MOL. There were seven notices sent. Of the seven notices sent, two were received in favor and none in objection. There were no objections from the audience. There were no further comments or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report and the Commissioners approval of the small-scale comprehensive plan amendment request. Mr. Bradley seconded the motion and the motion carried.

ZP2002-81

Oxford Land Holdings, Inc.

Todd Brown, Board member, declared a conflict of interest due to him being the owner of Oxford Land Holdings. Mr. Brown was requesting a rezoning from A1 & A5 to CL on 10 acres MOL to bring the property into compliance with the Future Land Use Map. There were six notices sent. Of the six notices sent, none were received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

ZP2002-69

Ronald Brown, Et al

Ronald Brown and Steve Richey, attorney for Mr. Brown, were present and requesting a rezoning from A5, R2M, R1M and RR to CH on 68.076 acres MOL. There were 16 notices sent. Of the 16 notices sent, none were received in favor and one in objection. The letter of objection was read into the record. Attorney Richey explained to the Board this was the property in which they had approved the transmittal for the large-scale comprehensive plan amendment to the Commissioners and Department of Community Affairs. Ms. Lowe, still under oath, stated she did not oppose the application. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report and contingent upon approvals of the large-scale comprehensive plan amendment. Mr. Nichols seconded the motion and the motion carried.

ZP2002-75

Leah McFadden

Leah McFadden and Andrea McFadden, representative for the property owner, were present and requesting a Temporary Use Permit for three years to allow a mobile home on the property for a caregiver's residence on 1.31 acres MOL. There were seven notices sent. Of the seven notices sent, there were none received in favor and one in objection. The letter of objection was read into the record. There were no further comments or discussions from the Board. Mr. Nichols made a motion to approve the request for a

Temporary Use Permit for three years to allow a mobile home on the property for a caregiver's residence. Mr. Bradley seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting. Mr. Bratton seconded the motion and the motion carried.

The meeting adjourned at 7:13 p.m.

Larry Story, Chairman
Zoning & Adjustment Board